

Mallard II – Secondary dwelling

STANDARD SPECIFICATIONS

EXTERIOR FEATURES:

- 15 Meters basic lots (excluding premium lots)
- Poured foundation with double protection: Polymer water proofing membrane and platon system membrane
- Premium modern front elevation of house styles
(farmhouse style is an upgrade)
- Mix of stone and engineered wood siding on front elevation of home with your selections made with the builder samples
- Limited lifetime warranty roof shingles with two maximum roof vents
- Full vinyl thermal casement windows
- Separate entrance for basement unit

INTERIOR FEATURES

- Garage fully insulated, drywalled & taped one coat
- Insulated garage door (8'-0" high)
- 9' ceilings on main floor &
- 8 - 4' ceilings in the basement secondary dwelling
- Smooth ceilings throughout the entire house
- Choice of hardwood or LVP in living spaces
- Upgraded floor grills on hardwood and LVP flooring
- Carpets in bedrooms and offices – berber included
- Ceramic tile in front entrance, kitchen, laundry room and all bathrooms including showers walls
- LVP flooring in bedrooms of basement unit
- Choice of two paint colors per unit
- Choice of modern trim packages
- All bedroom closets with variation storage design shelving and rod
- Pantry and linens come with 5 shelves if applicable
- Oak stained railings and handrails included
- Fireplace included in single homes (excluding snowbird model)

KITCHEN AND BATHROOMS

- Designer Kitchens and bathroom cabinets with your selections made with the cabinet designer.
- Large kitchen island included in all models
- 36" upper cabinets in both units
- Crown and Light Valance trim included in kitchen
- Kitchen cabinets include pots and pans drawer and four regular drawers
- Standard options include Wood and MDF cabinetry
- Soft Close kitchen cabinet door
- Ceramic backsplash in kitchen included
- Stainless steel hood fan both units
- Each bathroom included a bank of drawer

- Acrylic shower bases (dimensions vary per model)
- Towel bars and toilet paper holder included in all bathrooms
- Mirrors in bathroom

ELECTRICAL SYSTEM

- 2 x 100 amps electrical panel;
- Lights will be centered in usable area of home;
- Choice of 5 + lighting collections
- Black front exterior lights (modern)
- Electrical outlet for garage door opener
- Four total: telephone/cat 6 and/or cable outlets (*choice of location*)
- 5 LED Pot light location to be chosen by owner on main floor unit
- 5 Pot light location to be chosen by owner in basement unit
- Standard electrical outlet built into every kitchen island
- 3 USB outlets included per unit

HEATING & PLUMBING

- Individual gas meter for each unit
- Power vented tankless hot water heater (rental) for main floor unit
- Prestige high-efficiency gas furnace for main floor unit
- Radiant heated floors in basement unit
- High-efficiency residential gas water heater, 96% thermal efficiency (owned) for basement unit
- Kitchen hood fan and all bathrooms are vented to the exterior to maximize efficiency
- Programable thermostat in each unit
- HRV in each unit
- Frost free exterior hose bib in garage and at rear

INSULATION

- Exterior walls R-22
- Garage exterior walls R-20
- Attic over house R-60
- Attic over garage R-30
- Basement frost walls R-20

LANDSCAPING

- Sod in front, back, and on the sides of house;
- Paved double driveway
- Paved walkway leading to the front step of the home
- 1 tree in front yard

WARRANTY

- 7 years Structural Warranty
- 2 years mechanical and Building envelope Warranty
- 1 year Material and Workmanship Warranty
- Tarion Enrolment Fees covered in FULL by the SACA HOMES.

**TARION AWARD FINALIST
 BUILDER**

